107.0	0002	0010.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,098,900 / 1,098,900
					USE VALUE:	1,098,900 / 1,098,900
					ASSESSED:	1,098,900 / 1,098,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
10		LANTERN LN, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LEONE JANET D TRUSTEE
Owner 2:	JANET D LEONE TRUST OF 1999
Owner 3:	
Street 1:	10 LANTERN LANE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	LEONE JANET D & ROBERT G -
Owner 2:	-
Street 1:	10 LANTERN LANE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 15,587 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1955, having primarily Wood Shingle Exterior and 3315 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 2 HalfBaths, 10 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	15587.000	477,100	500	621,300	1,098,900
Total Card	0.358	477,100	500	621,300	1,098,900
Total Parcel	0.358	477,100	500	621,300	1,098,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 331.51 | /Parcel: 331.5

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 107.0-0002-0010.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	477,200	500	15,587.	621,300	1,099,000	1,099,000	Year End Roll	12/18/2019
2019	101	FV	370,500	600	15,587.	621,300	992,400	992,400	Year End Roll	1/3/2019
2018	101	FV	369,700	600	15,587.	532,600	902,900	902,900	Year End Roll	12/20/2017
2017	101	FV	369,700	600	15,587.	497,100	867,400	867,400	Year End Roll	1/3/2017
2016	101	FV	369,700	600	15,587.	426,100	796,400	796,400	Year End	1/4/2016
2015	101	FV	361,200	600	15,587.	381,700	743,500	743,500	Year End Roll	12/11/2014
2014	101	FV	361,200	600	15,587.	353,300	715,100	715,100	Year End Roll	12/16/2013
2013	101	FV	361,200	600	15,587.	336,800	698,600	698,600		12/13/2012

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LEONE JANET D &	1433-8		4/17/2013	Convenience	1	No	No		
LEONE JANET D,	1424-72		10/3/2012	Convenience	1	No	No		
	956-97		5/1/1982		173,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/25/2018	Inspected	CC	Chris C
8/30/2018	MEAS&NOTICE	CC	Chris C
4/10/2009	Meas/Inspect	163	PATRIOT
12/7/1999	Inspected	267	PATRIOT
11/10/1999	Mailer Sent		
10/26/1999	Measured	243	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		15587		Sq. Ft.	Site		0	70.	0.57	4									621,332						621,300	

Total AC/HA: 0.35783 | Total SF/SM: 15587 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 621,332 | Spl Credit | Total: 621,300

User Acct

68241

GIS Ref

GIS Ref

Insp Date

10/25/18

!8403!

PRINT

Date	Time
12/10/20	22:58:42

LAST REV

Date	Time
09/06/19	13:14:42

apro

PAT ACCT. 8403

USER DEFINED

Prior Id # 1:	68241
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Patriot Properties Inc.

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	2 - Clapboard	25	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1955	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	5 - Lino/Vinyl		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Fair
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	3	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.01332176
Const Adj.:	0.98980004
Adj $ / SQ:	125.373
Other Features:	135000
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	691520
Depreciation:	214371
Depreciated Total:	477149

COMMENTS

UAT=UNFINISHED.

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 10 | BRs: 5 | Baths: 2 | HB 2

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	10	5	
Totals			
1	10	5	

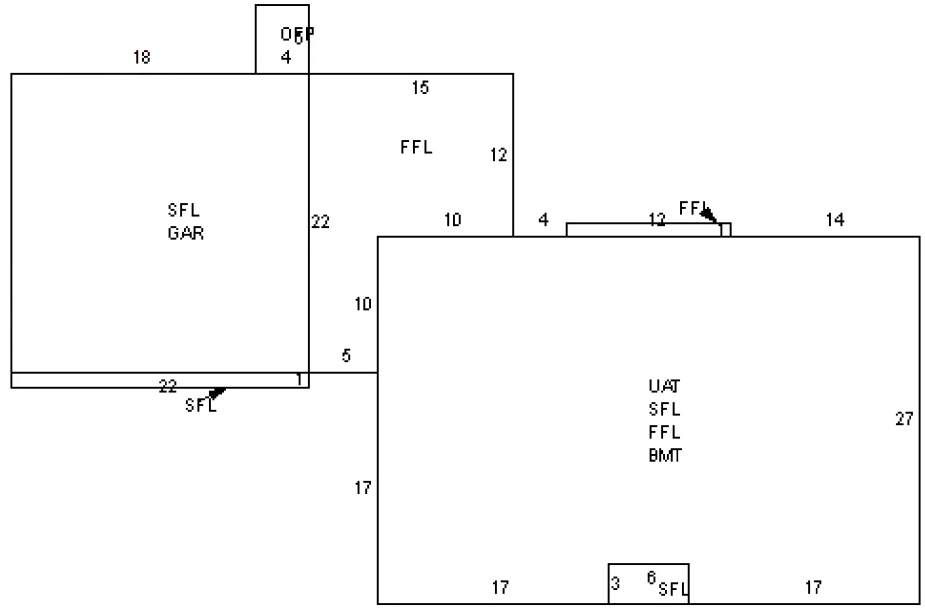
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Before Depr:	151.70
Special Features:	0	Val/Su Net:	101.04
Final Total:	477100	Val/Su SzAd	165.09

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,586	125.370	198,842
FFL	First Floor	1,304	125.370	163,487
BMT	Basement	1,062	47.390	50,329
GAR	Garage	484	19.960	9,660
UAT	Upper Attic	266	50.150	13,315
OFP	Open Porch	20	43.550	871

Net Sketched Area: 4,722 | Total: 436,504

Size Ad 2890 | Gross Are 5518 | FinArea 3315

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	C	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID: 107.0-0002-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	12X18	A	AV	1970	3.99	T	39.2	101			500			500

More: N | Total Yard Items: 500 | Total Special Featues: | Total: 500